

**10 Birdwood Street, Reservoir, Vic 3073**



**Sold House**

Wednesday, 22 November 2023

10 Birdwood Street, Reservoir, Vic 3073

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 884 m2**

**Type: House**



Chris Michael  
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**\$1,420,000**

This masterfully built home is located in the prized West Reservoir neighbourhood. The brick veneer house sits on a large block size of approx. 884sqm that boasts a magnificent indoor-outdoor lifestyle and has the potential for expansion or changes to suit your family needs. This mid-century home is move-in ready but also provides an outstanding opportunity for those looking to renovate, rebuild or develop (STCA). A solid family home brimming with potential. The home has been immaculately maintained and includes roof insulation, air conditioner and ceiling fans in each bedroom as well as ducted heating throughout the house. The current floor-plan comprises of three bedrooms (master with ensuite), central bathroom, light-filled formal living and dining rooms, kitchen with ample storage and spacious meals area. Step outside to discover the main attraction - an enormous backyard garden with room for improvement. The yard has established fruit trees, chook pen and storage shed as well as undercover entertainment area plus full side drive-way to a brick double garage and space for additional car parking. The property's impressive dimensions offers an exceptional and rare opportunity to consider exciting options for you and your family - simply move-in or consider any of the following: renovate, extend, add a dual dwelling (eg Granny Flat) or a pool for the kids, alternatively you may want to rebuild or develop - all subject to council approval (STCA). Feeling tucked away from busy life while only moments from Gilbert Rd tram, Regent Train Station, St Raphael's, Preston Primary and Preston West Primary, Regent Street Village, local eateries, Edwardes Lake parklands and Preston's fabulous shopping/dining, this outstanding family home provides a beautifully balanced way of life.